

**TOWN OF BAR HARBOR  
PLANNING DEPARTMENT**

**NOTES TAKEN AT THE JOINT WORKSHOP BETWEEN PLANNING BOARD AND  
THE TOWN COUNCIL**

**MAY 27, 2009**

**Issue: Design Review Board**

- Highly visible corridor.
- Existing character- district that was there with no review.
- Adding layer of government.
- Two boards- process issue.
- Complicated – can be simplified.
- Resolve issues as they come.
- Maintain integrity.
- Planning board does not have jurisdiction on scale/façade.
- Vision has been heard- needs review.
- Standards need to be established more clearly- not arbitrary.
- Need more input from Town Hill property owners.
- Flexibility issues in zoning-giving zoning powers to DRB.
- Need to know what you can do up front.
- Design standards- is there a black and white standard that would hinder design, a different perspective.
- “Cookie Cutter Design”- variety is good.
- Give and take
- Lucky this far, but...
- Protection for community
- Reactions to Hannaford – a sign?
- There are written standards.
- Ok with some standards (do this first).
- Questioning mechanism.
- Review?
- This is an opportunity to improve standards.

**Issue: Wastewater**

- This influences lot size/density- everything.
- Small package plant- Somesville’s.
- Tax Burden is already increasing.

**Issue: Other**

- Moratorium side tracked – vote influenced.



- Can we do this before then?
- Bigger picture- not knowing what happens at Red Rock Corner (unintentional change to gateway) - need to fit larger scale somewhere.

### **Issue: Development Density**

- Frontage- Street line view.
- What business can be attracted with this limit?
- Unintended consequences -running out of other uses
- Village is different than Red Rock Corner.
- Why not hold to scale- not SF.
- Work with community.
- Visual elements.
- How to coincide with design review?
- Hannaford possibility- wished they had stayed with process.
- Where is the center of village?
- Is this a rural village?
- Are we avoiding sprawl?
- Core village area.
- Street line scale standard.
- Smaller lots/sewer- equates to small town- can we do this? No study done for this- this drives the plan.
- Market Driven- are we too focused on Hannaford?
- What about a small business expansion- held back by 10K.
- What is the build out
- It's not just the building, also parking and other development.
- What is small scale?
- Do we want to loose business if they are successful?
- Max lot size.
- What are the goals?- need clarity.
- Not a bedroom community.
- Sidewalks/ Bus
- Wastewater.
- Rural- 1 AC

### **Other Issues**

- Regional/Island wide interest.
- Stimulus money? Pay for study?
- Past of our tourism- rural character.
- Allow for cluster.
- Not clear on area.
- Incorporate ANP land.



## **Home Occupation**

- Living next to business- E.G. Lobster.
- Work done outside.
- Can fit employees in that %?
- Noise issues.
- Corporate ownership.
- Rentals
- Better define standards.
- Oversight.
- This is a growing trend.
- Not sure undesired development

## **.Comments:**

- Town Hill is part of Bar Harbor.
- Give larger picture.
- Concern on fast tracking

## ***Staff Perspectives:***

- ♦ *Wait for vote on Moratorium to seek further policy direction*
- ♦ *Seek alternative funding for wastewater study*
- ♦ *Add oversight to home occupation in the middle range*
- ♦ *Meet with Town Hill property owners about design review as a mechanism to protect character*